

**Planning and Zoning Commission**  
**Staff Review Board Agenda**  
**Meeting of May 31, 2017- 3:00 PM to 4:00 PM**  
Board of Supervisors Meeting Room

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**Study Session Agenda**  
**Meeting of May 31, 2017 - 4:00 PM**  
Board of Supervisors Meeting Room  
County Administrative Center  
219 East Cherry  
Flagstaff, Arizona

**These cases are scheduled for a public hearing on Wednesday, June 28, 2017. At the Study Session, Commissioners will address each case briefly.**

1. Case No. CUP-17-006: A request for renewal of a Conditional Use Permit (CUP-14-002) for a 120,000 gallon water tank and a standpipe as an on-site water filling station for truck transport and direct delivery to residential and business customers. The property consists of a portion of the Burlington Northern Santa Fe Railroad right-of-way south of I-40 and west of the Bellemont interchange at the end of Standpipe Road and identified as Assessor's Parcel Number 204-02-002.  
Applicant: Randy Feucht, Williams, Arizona  
Property Owner: Burlington Northern Santa Fe Railroad  
Supervisor District: 3 (Matt Ryan)
2. Case No. CUP-17-014: A request for a Conditional Use Permit to allow installation of two 8' x 20' metal storage containers on a 1.22 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 5990 N. Cosnino Road and is identified as Assessor's Parcel Number 303-19-001.  
Property Owner/Applicant: James Yarbrough, Queen Creek, Arizona  
Supervisor District: 4 (Jim Parks)
3. Case No. CUP-17-015: A request for a Conditional Use Permit for a farmer's market on a 1.55 acre parcel in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 17700 S. Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-004J.  
Applicant: Munds Park Farmer's Market, Munds Park, Arizona  
Property Owner: MBC Properties No. 2 LLC, Phoenix, Arizona  
Representative: Tracy Sullivan  
Supervisor District: 3 (Matt Ryan)

4. Case No. ZC-17-002: A request for a Zone Change from CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone to AR (Agricultural Residential, one acre minimum parcel size) Zone on a 1.08 acre parcel. The subject property is located at 1137 Merzville Road and is identified as Assessor's Parcel Number 403-46-034.  
Property Owner/Applicant: Kevin and Edna Carlson, Phoenix, Arizona  
Supervisor District: 4 (Jim Parks)
5. Case No. CUP-17-016: A request for a Conditional Use Permit for a farmer's market on a 13.05 acre parcel in the RR-3 (Rural Residential, 3 acre minimum parcel size) Zone. The subject property is located at 17650 S. Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-005B.  
Applicant: Pinewood Farmer's Market, Scottsdale, Arizona  
Property Owner: Dennis Raschke Survivor's Trust U/A/D  
Representative: Maryellen Titus  
Supervisor District: 3 (Matt Ryan)
6. Case No. CUP-17-017: A request for a Conditional Use Permit for a cottage industry to allow a woodworking business on a 3.19 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 5705 Forest Drive in Doney Park and is identified as Assessor's Parcel Number 301-82-003.  
Applicant: Craig Peterson, Flagstaff, Arizona  
Property Owner: David and Bobbie Ursin, Flagstaff, Arizona  
Supervisor District: 4 (Jim Parks)
7. Case No. CUP-17-018: A request for a Conditional Use Permit for a truck yard on a 17 acre parcel in the M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone. The subject property is located at 7201 Leupp Road and is identified as Assessor's Parcel Number 303-41-004B  
Applicant: New Life Forest Products, Mesa, Arizona  
Property Owner: Flagstaff Auto Recyclers, Inc, Flagstaff, Arizona  
Representative: Jay Smith  
Supervisor District: 4 (Jim Parks)
8. Case No. CUP-17-019: A request for a Conditional Use Permit for a church, employee housing, and outdoor events including camping on three parcels totaling 20.07 acres in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone. The subject properties are located at 6820 and 6864 E Mountain Ranch Road and are identified as Assessor's Parcel Numbers 203-15-002D, 203-15-002E and 203-15-003B.  
Property Owner/Applicant: Kandampa Meditation Center New York, Glen Springs, New York  
Representative: Susan Reed, Tucson, Arizona  
Supervisor District: 3 (Matt Ryan)

**Pending review at this Study Session, the following cases may be eligible for Administrative Renewal by the Community Development Director:**

9. Case No. CUP-17-013: A request for a Conditional Use Permit renewal (of CUP-12-024) for a fire station on a .03 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The subject property is located at 3971 N State Route 89A in Sedona and is identified as Assessor's Parcel Number 405-28-024.

Property Owner/Applicant: Sedona-Oak Creek Fire District, Sedona, Arizona

Representative: Kris Kazian, Fire Chief

Supervisor District: 3 (Matt Ryan)

Community Development Department Update

1. Planning and Zoning Staff positions are now all filled with Rachel Davis as our new Planner
2. The Statutory Amendments to the Zoning Ordinance were approved by the BOS on 4-18-17, the updated Zoning Ordinance will be provided to the Commissioners and available on-line
3. The comprehensive Zoning Ordinance update with the CDAG will kick off soon
4. The Bellemont Area Plan update citizen advisory committee will be complete and kick off soon
5. Subdivision Ordinance update

Board of Supervisors Update

1. Commission Reappointments

Commission and Staff Roundtable

**Coconino County  
Planning and Zoning Commission  
Agenda**

**Meeting of May 31, 2017 – 5:30 PM**  
Board of Supervisors' Meeting Room  
County Administrative Center  
219 East Cherry  
Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

**I. PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES**

April 26, 2017

**III. PUBLIC HEARINGS**

1. Case No. CUP-17-011: A request for a Conditional Use Permit modification of CUP-15-023 to include a Caretaker's Residence on a 1.11 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 2893 State Route 260 and is identified as Assessor's Parcel Number 403-50-076.  
Applicant: Bugle's Grazing and Guzzling, Forest Lakes, Arizona  
Property Owner: Landmark B & R LLC, Payson, Arizona  
Representative: Randy Slapnicka  
Supervisor District: 4 (Jim Parks)
2. Case No. CUP-17-012: A request for a Conditional Use Permit for an off-road utility vehicle (UTV) rental business on a 1.31 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 17730 S Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-004D.  
Applicant: American Offroad Adventures, Phoenix, Arizona  
Property Owner: MBC Properties No. 5 LLC, Phoenix, Arizona  
Representative: Michelle Kruse

**IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

